

PLANNING BOARD MINUTES

JULY 10, 2013

Town Council Chambers

Board members present:

Gladys Lavine, Chair Ron Wolanski, Planning Director

Betty Jane Owen Frank Holbrook, Assistant Town Solicitor

Audrey Rearick

Charlene Rose-Cirillo

Matthew Sullivan

Pete Marnane

John Ciummo

The meeting was called to order at 6:30pm.

1. Approval of the minutes of the June 12, 2013 Regular Planning Board meeting.

Ms. Owen requested a minor modification on page 2 of the minutes.

Motion by Ms. Owen, seconded by Ms. Rearick, to approve the June 12th regular meeting minutes as amended. Vote: 7-0-0.

2. Public Hearing – Peter Gallipeau, Proposed 12 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lot 4, Request for Preliminary Plan approval.

Assistant Solicitor Holbrook recused. David Martland represented the applicant. He stated that the applicant met with the Technical Review Committee following the June Planning Board meeting to review plan revisions requested by the DPW Director. All issues have been resolved and the plans will be revised. The applicant will be in contact with RIDEM regarding the potential for additional permitting required as a result of the plan revisions. He requested that the matter be continued to the August Planning Board meeting. Motion by Mr. Marnane, seconded by Ms. Rearick, to continue the matter to the August 14, 2013 regular Planning Board meeting at 6:30pm. Vote: 7-0-0.

3. Linda Phelan, Proposed 2-lot minor subdivision, 272 Mitchell's Lane, Plat 123, Lot 13. Request for Final Plan approval.

The applicant was not present. Mr. Wolanski stated that we are awaiting a copy of the recorded Zoning Board of Review decision approving the necessary zoning relief. Motion by Ms. Rearick, seconded by Ms. Cirillo, to continue the matter to the August 14, 2013 Planning Board meeting. Vote: 7-0-0.

4. Khent Doon Trust, 4-lot conservation subdivision, Indian Ave., Plat 129, Lots 73 & 700. Request for Final Subdivision Plan approval.

Ms. Lavine recused.

Attorney Brian Bardorf represented the applicant. He discussed some of the history of the property, and the desire of the members of the family that constitute the trust to subdivide. He stated that the Zoning Board of Review has granted the necessary relief for frontage for

proposed lot 4. That decision has been recorded in the land evidence records. The only remaining issue is the drafting of the final version of the conservation easement documents and the cross easements document for review by the Town Solicitor. Family members are nearing agreement on the documents.

Mr. Wolanski confirmed that the application is complete, and that final approval of the plan could be granted subject to a condition that the solicitor review and approve the final versions of the easement documents prior to recording.

Attorney Stephen MacGillivray stated that he represents certain members of the trust. He stated that there is additional work needed on the easement documents, and suggested that the solicitor not proceed with review of the draft documents that were previously provided. Final versions will be forthcoming. He indicated that he was comfortable with proceeding with a conditional plan approval.

Motion by Mr. Marnane, seconded by Ms. Cirillo, to make the five required findings of fact and to grant conditional final plan approval subject to the review and approval of the easement documents by the Town Solicitor prior to recording of the final plan. Vote: 6-0-0

5. Update on activities of the Aquidneck Island Planning Commission.

Mr. Ciummo stated that he participated in the leadership training session hosted by Bryant University. He indicated that the session had limited value for someone coming from an extensive business background. He was reminded of the importance for boards and committees to maintain professional decorum and to treat all applicants with respect.

6. Update on BRAC Navy Surplus Land reuse planning process.

Mr. Wolanski stated that the process with the consultants to conduct analysis and develop the AIRIA economic development conveyance application is nearing completion. That will be followed by discussion with the Navy on the transfer of the property.

7. Discussion of process to complete Comprehensive Plan update.

Mr. Wolanski stated that the draft elements of the plan will be forward to Statewide Planning. Following necessary revisions the document will be forwarded to the Planning Board for public hearing.

8. Request of the Zoning Board of Review for an advisory recommendation on a petition of CVDDII LLC, for a Special Use Permit for construction of a self storage facility in Zone 1 of the Watershed Protection District. Property located at 1747 West Main Road, Plat 111 Lot 8.

Derek Mesoella represented the applicant. He stated that he understood that the Planning Board would likely wish to refer the application to the town's consulting engineer for review of the soils report. He was agreeable to that action.

Mr. Wolanski stated that since the applicant's petition regarding the watershed protection district relies on the findings of a soils analysis, and since town staff does not have the expertise needed to evaluated the soils report, the board should consider referring the matter to the town's consulting engineer for review. He stated that the Conservation Commission is requesting a site walk prior to making its recommendation on the application. The Planning Board might wish to participate in a joint site walk.

Board members indicated their desire to have the matter referred to the consulting engineer and to have a site walk.

Motion by Ms. Owen, seconded by Ms. Rearick, continue the matter to the August 14, 2013 Planning Board meeting, to refer the soils report to the town's consulting engineer for review, and to coordinate a site walk of the subject property with the Conservation Commission. Vote: 7-0-0.

9. CVDDII LLC, proposed self storage facility located at 1747 West Main Road, Plat 111 Lot 8. Request for Development Plan Review.

Mr. Wolanski stated that, given the nature of the application, the Board should consider referring the application to the TRC for review. The Board could consider asking the town's consulting engineer to review the DPR application as well.

Ms. Owner requested that the landscaping plan be forwarded to the Tree Commission for review and comment.

Motion by Ms. Owen, seconded by Ms. Rearick, to refer the application to the TRC, the town's consulting engineer, and the Tree Commission for review, and to continue the matter to the August 14, 2013 Planning Board meeting. Vote 7-0-0.

By consensus the meeting was adjourned at 7:05pm.

Respectfully submitted:

Ron Wolanski

Planning Director